

028.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,053,300 / 1,053,300

USE VALUE: 1,053,300 / 1,053,300

ASSESSED: 1,053,300 / 1,053,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FERRARO MATTHEW J & DEBORAH	
Owner 2:		
Owner 3:		

Street 1:	24 GRAFTON ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 4005 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									19107	
105	4950.000	594,000	4,500	454,800	1,053,300					GIS Ref					
										GIS Ref					
										Insp Date					
										07/29/17					

Total Card	0.114	594,000	4,500	454,800	1,053,300		Entered Lot Size			
Total Parcel	0.114	594,000	4,500	454,800	1,053,300		Total Land:			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	263.00	/Parcel:	263.0	Land Unit Type:			

 PREVIOUS ASSESSMENT Parcel ID 028.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	593,900	4500	4,950.	454,800	1,053,200	1,053,200	Year End Roll	12/18/2019
2019	105	FV	452,400	4500	4,950.	483,200	940,100	940,100	Year End Roll	1/3/2019
2018	105	FV	452,400	4500	4,950.	352,500	809,400	809,400	Year End Roll	12/20/2017
2017	105	FV	420,900	4500	4,950.	307,000	732,400	732,400	Year End Roll	1/3/2017
2016	105	FV	420,900	4500	4,950.	261,500	686,900	686,900	Year End	1/4/2016
2015	105	FV	375,100	4500	4,950.	255,800	635,400	635,400	Year End Roll	12/11/2014
2014	105	FV	375,100	4500	4,950.	210,300	589,900	589,900	Year End Roll	12/16/2013
2013	105	FV	390,200	4500	4,950.	200,100	594,800	594,800		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	13616-60		12/1/1978		63,500
					No No Y

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
9/26/2018		Info By Phon								DGM		D Mann			
7/29/2017		MEAS&NOTICE								HS		Hanne S			
1/17/2009		Meas/Inspect								197		PATRIOT			
2/16/2000		Measured								264		PATRIOT			
1/1/1919															

 Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	3 (Liv) Units: 3	Total: 3	Full Bath: 3	Rating: Average									12	ENT (488)									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 1 - Wood Shingl	50 %	A Bath:	Rating:									5	18 OFP OFP (90)								
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BIEGE/BROWN	View / Desir:		3/4 Bath:	Rating:									25									
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>								44								
Grade: C - Average	Year Blt: 1913	Eff Yr Blt:	Alt LUC:	Alt %:	Kits: 3	Rating: Average	1st Res Grid Desc: Line 1 # Units: 2																	
Jurisdct:					A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Const Mod:					Fpl:	Rating:	Other																	
Lump Sum Adj:					WSFlue:	Rating:	Upper																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 1 - Drywall	50 %	Partition: T - Typical	Phys Cond: AV - Average	31. %	Total Units:																	
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	31 %	Functional:			Floor:																	
Bsmnt Flr: 12 - Concrete	Subfloor:			Economic:			% Own:																	
Bsmnt Gar:	Electric: 3 - Typical			Special:			Name:																	
Insulation: 2 - Typical	Int vs Ext: S			Override:																				
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air			Total:	31 %																			
# Heat Sys: 3	% Heated: 100	% AC:																						
Solar HW: NO	Central Vac: NO																							
% Com Wall	% Sprinkled:																							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 028.0-0001-0006.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
4	Garage W/Lof	D	Y	1	18X21	A	FR	1930	23.78	T	50	105			4,500			4,500						
More: N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500	<b>AssessPro Patriot Properties, Inc</b>																	